

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 12 – Queen Anne
Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 465
 Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$173,200	\$283,200	\$456,400	\$506,700	90.1%	13.69%
2002 Value	\$188,900	\$308,000	\$496,900	\$506,700	98.1%	13.58%
Change	+\$15,700	+\$24,800	+\$40,500		+8.0%	-0.11%
% Change	+9.1%	+8.8%	+8.9%		+8.9%	-0.80%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.11% and -0.80% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$186,900	\$290,600	\$477,500
2002 Value	\$204,000	\$316,400	\$520,400
Percent Change	+9.1%	+8.9 %	+9.0 %

Number of improved Parcels in the Population: 5025

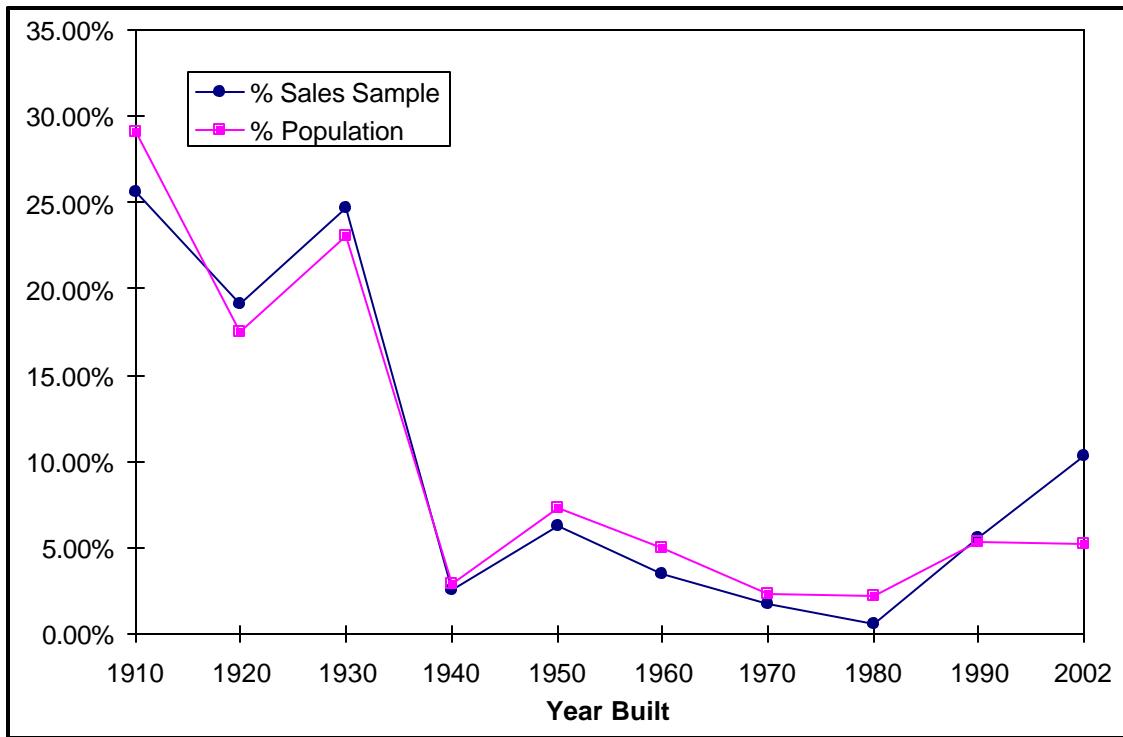
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on plat 701520 (Queen Anne Park Add) had higher average ratio than other improvements and formula adjusts value upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	119	25.59%
1920	89	19.14%
1930	115	24.73%
1940	12	2.58%
1950	29	6.24%
1960	16	3.44%
1970	8	1.72%
1980	3	0.65%
1990	26	5.59%
2002	48	10.32%
	465	

Population		
Year Built	Frequency	% Population
1910	1459	29.03%
1920	878	17.47%
1930	1162	23.12%
1940	145	2.89%
1950	369	7.34%
1960	249	4.96%
1970	118	2.35%
1980	112	2.23%
1990	269	5.35%
2002	264	5.25%
	5025	

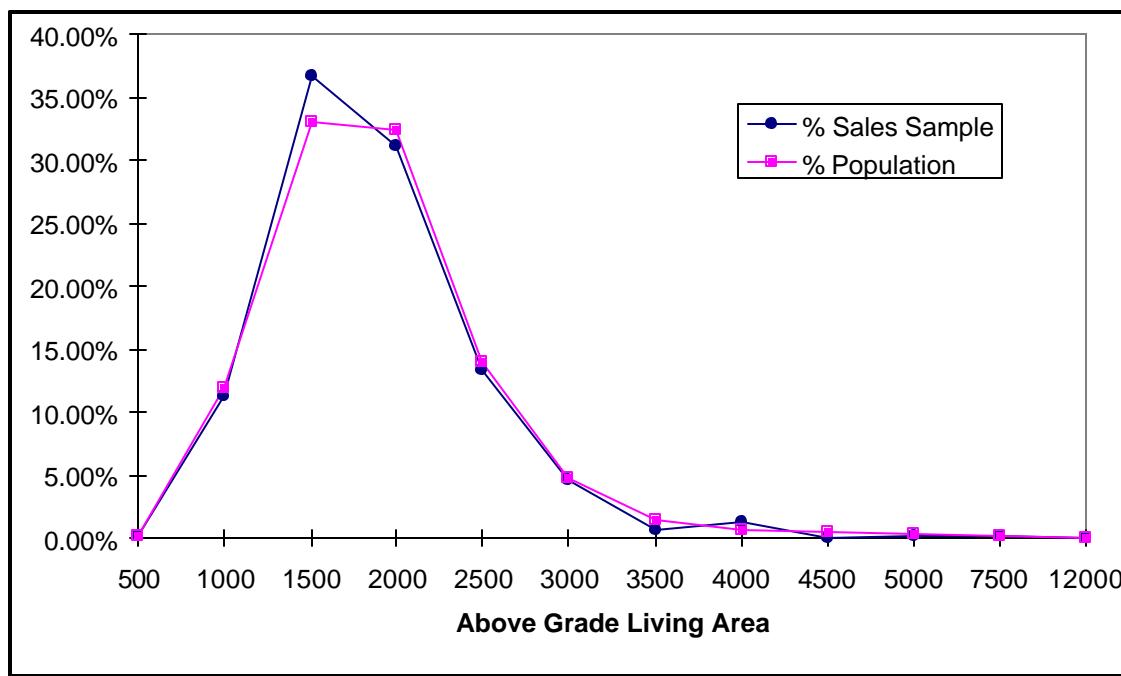


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.22%
1000	53	11.40%
1500	171	36.77%
2000	145	31.18%
2500	62	13.33%
3000	22	4.73%
3500	3	0.65%
4000	6	1.29%
4500	0	0.00%
5000	1	0.22%
7500	1	0.22%
12000	0	0.00%
	465	

Population		
AGLA	Frequency	% Population
500	12	0.24%
1000	605	12.04%
1500	1660	33.03%
2000	1632	32.48%
2500	707	14.07%
3000	239	4.76%
3500	78	1.55%
4000	36	0.72%
4500	24	0.48%
5000	16	0.32%
7500	11	0.22%
12000	5	0.10%
	5025	

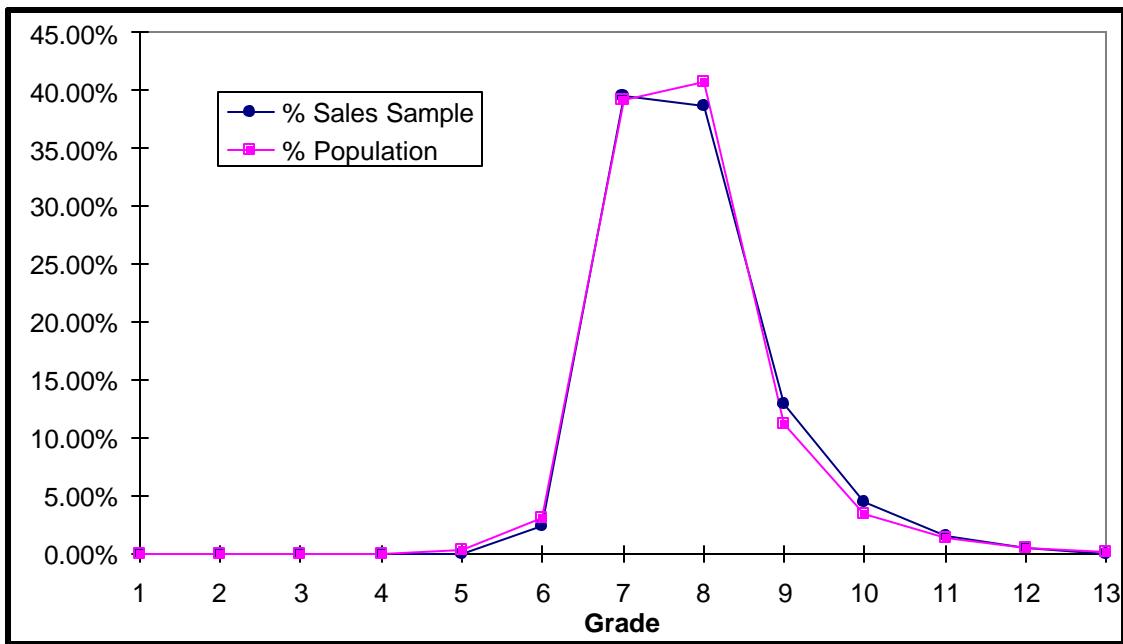


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

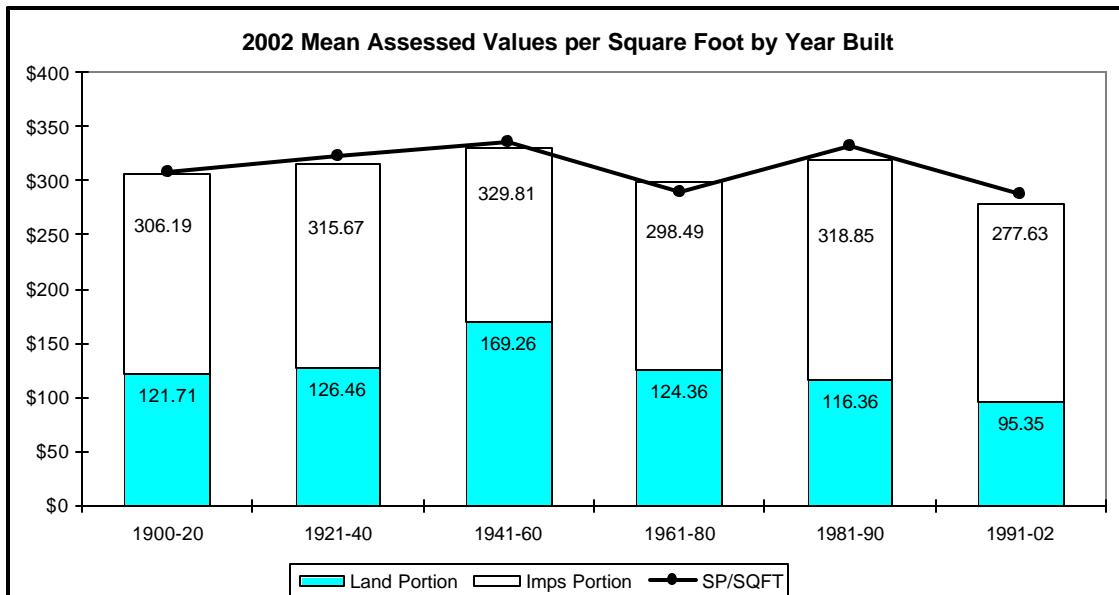
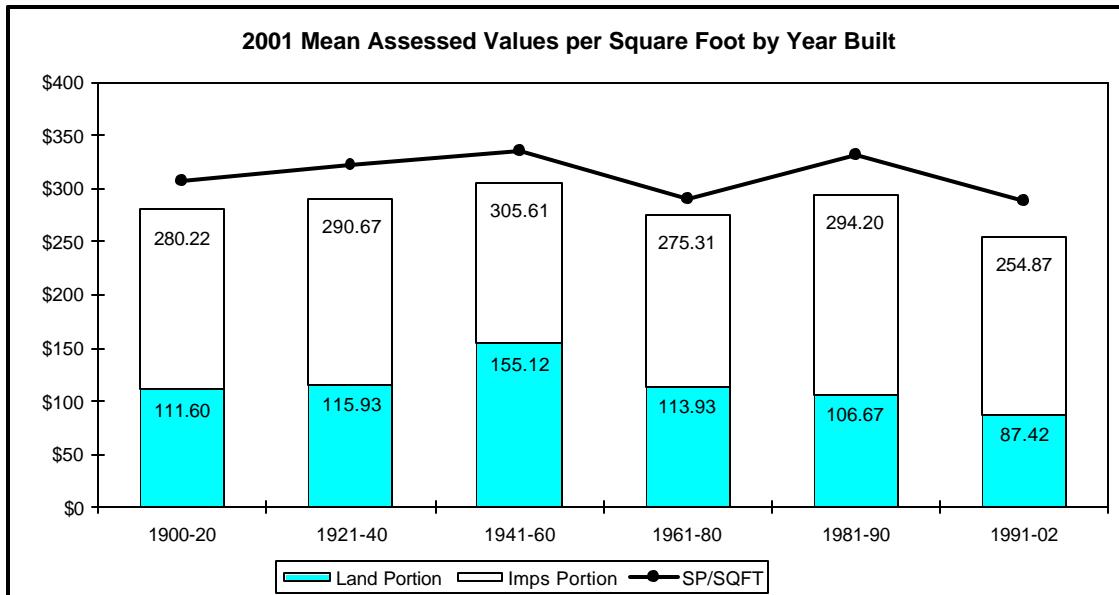
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	11	2.37%
7	184	39.57%
8	180	38.71%
9	60	12.90%
10	21	4.52%
11	7	1.51%
12	2	0.43%
13	0	0.00%
		465

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	15	0.30%
6	156	3.10%
7	1967	39.14%
8	2050	40.80%
9	563	11.20%
10	174	3.46%
11	72	1.43%
12	21	0.42%
13	7	0.14%
		5025



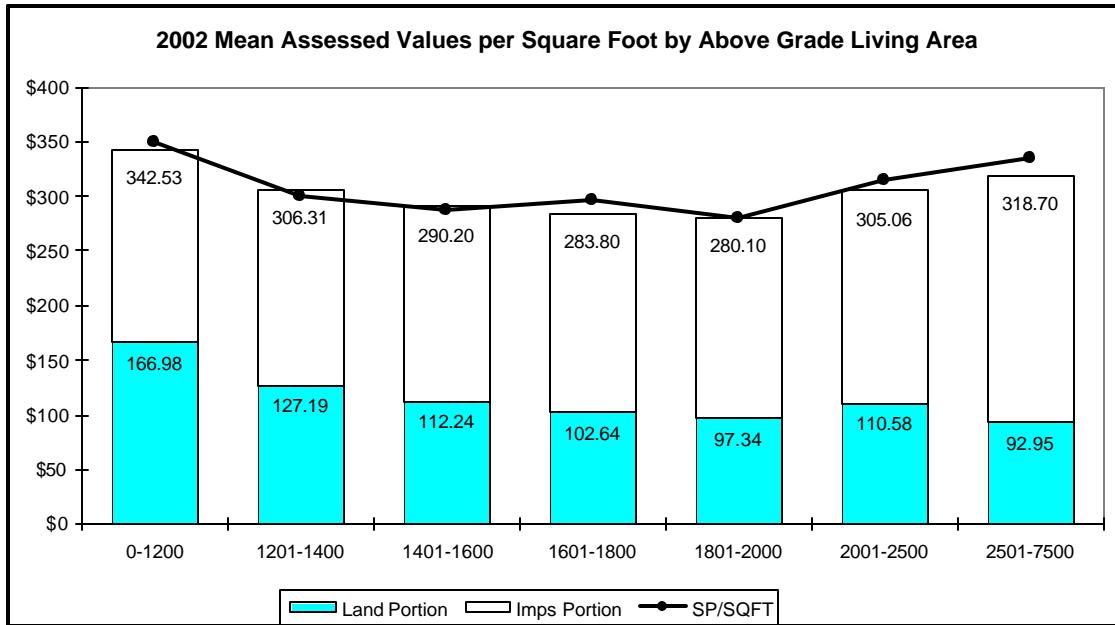
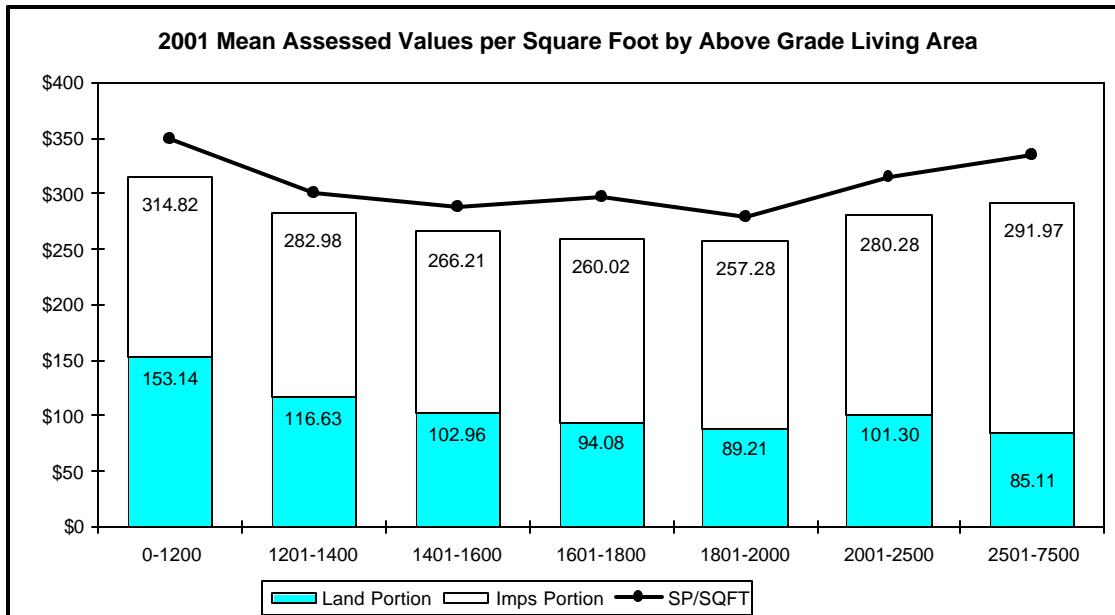
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



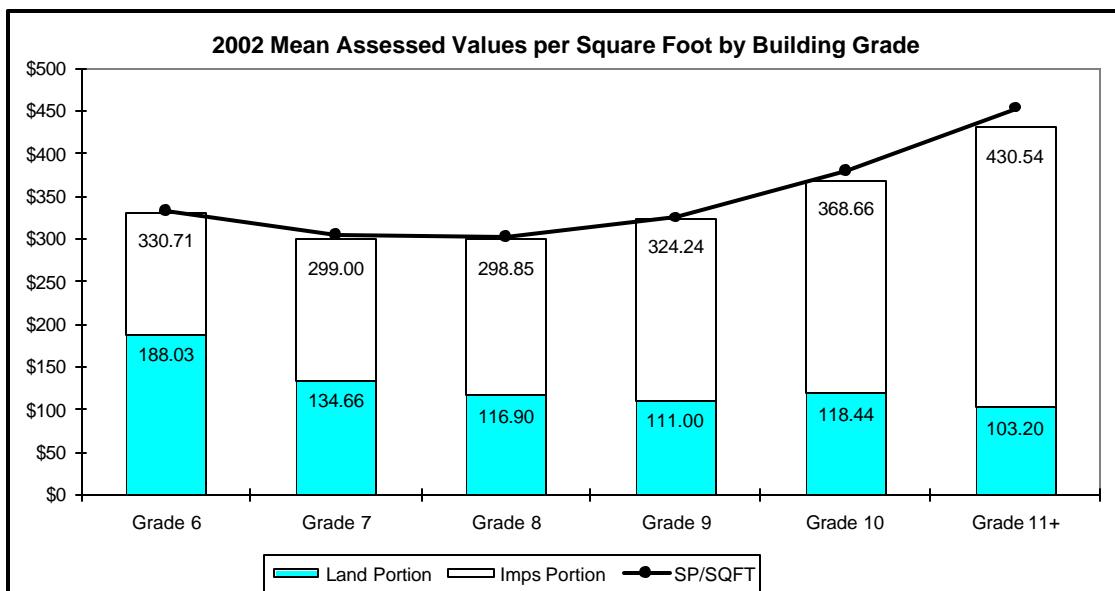
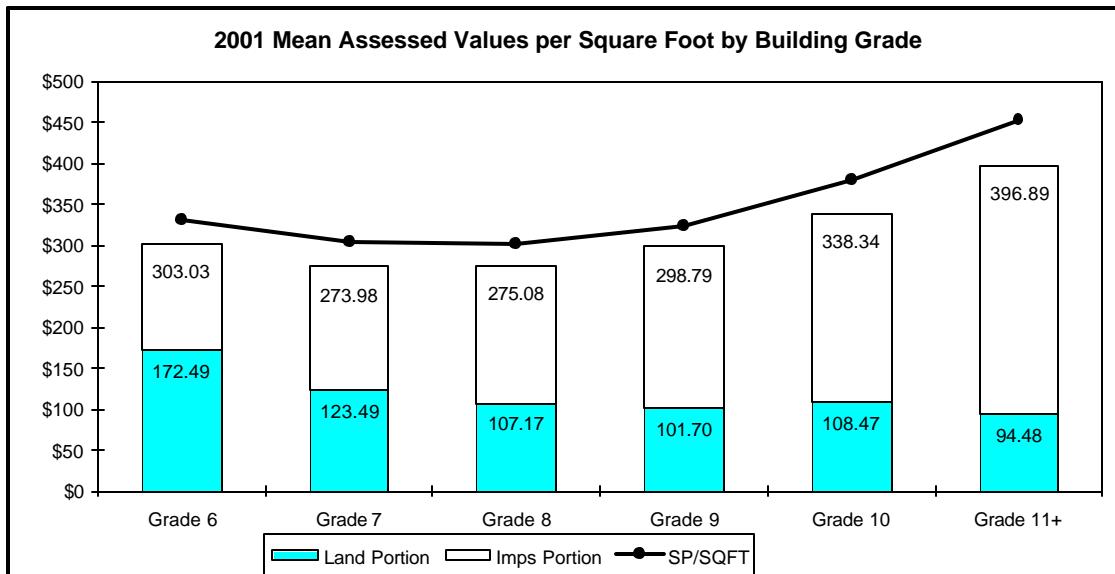
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (3 usable land sales) in area 12 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9140563$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.094$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 465 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on plat 701520 (Queen Anne Park Add) had higher average ratio than other improvements and formula adjusts value upward less than others thus improving equalization.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (0.9140563 + (0.08018179 * \text{if Plat 701520}))$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.094) + (2001 Imps Value * 1.088)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

Improved parcel Update (Continued)

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (Sewer System=3) will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 12 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
701520	Queen Anne Park Add	21	203	10.3%	SW-13-25-3	02	7 thru 11	1920 thru 2001	Barrett St and 7th Ave W.

Area 12 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.4%

Major Number	
701520	Yes
% Adjustment	-8.8%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Plat 701520 would receive *approximately* a net 0.6% upward adjustment (9.4% overall - 8.8 % major number 701520). 4.03% of total population would get this adjustment.

Approximately, 95% of the population in the area 12 are adjusted by the overall alone. There are 5025 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 1997.

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.1.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	11	0.925	1.010	9.1%	0.918	1.102
7	184	0.898	0.980	9.2%	0.960	1.001
8	180	0.904	0.983	8.8%	0.963	1.003
9	60	0.919	0.998	8.6%	0.967	1.030
10	21	0.882	0.961	9.0%	0.892	1.029
11	7	0.850	0.922	8.5%	0.816	1.029
12	2	0.902	0.987	9.4%	0.303	1.670
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	208	0.904	0.988	9.3%	0.968	1.007
1921-1940	127	0.900	0.978	8.6%	0.953	1.002
1941-1960	45	0.922	0.995	8.0%	0.959	1.031
1961-1980	11	0.962	1.041	8.3%	0.960	1.123
1981-1990	26	0.879	0.954	8.6%	0.909	1.000
1991-2002	48	0.876	0.954	8.9%	0.914	0.995
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	165	0.894	0.973	8.7%	0.951	0.994
Good	205	0.896	0.978	9.1%	0.959	0.998
Very Good	95	0.919	0.999	8.6%	0.975	1.023
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	145	0.919	0.996	8.4%	0.975	1.017
1.5	116	0.900	0.981	9.0%	0.955	1.007
2	179	0.896	0.978	9.1%	0.957	0.998
2.5	9	0.896	0.973	8.6%	0.884	1.062
3	16	0.858	0.938	9.3%	0.866	1.010
Plat 701520	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	444	0.897	0.980	9.3%	0.967	0.993
Y	21	0.991	0.996	0.5%	0.938	1.055

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.1.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

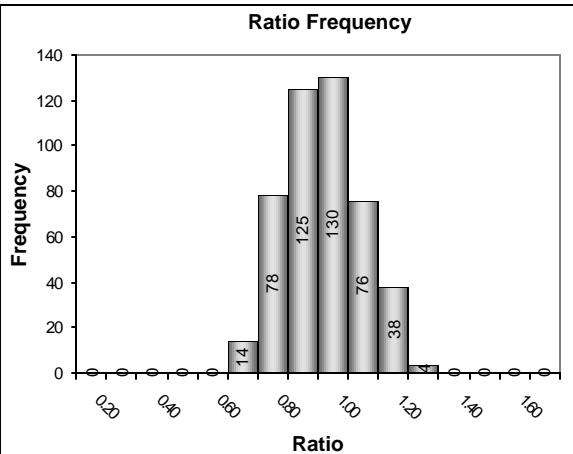
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200	126	0.904	0.983	8.8%	0.959	1.006
1201-1400	63	0.943	1.021	8.3%	0.988	1.053
1401-1600	68	0.926	1.009	9.0%	0.975	1.044
1601-1800	67	0.877	0.957	9.1%	0.928	0.986
1801-2000	46	0.919	1.001	8.9%	0.955	1.047
2001-2500	62	0.890	0.968	8.8%	0.934	1.002
2501-3000	22	0.880	0.959	9.0%	0.898	1.020
3001-7500	11	0.863	0.944	9.4%	0.855	1.032
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	271	0.894	0.975	9.1%	0.959	0.991
Y	194	0.908	0.987	8.7%	0.967	1.007
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	237	0.905	0.980	8.3%	0.963	0.997
5	1	0.727	0.795	9.4%	N/A	N/A
9	227	0.899	0.982	9.3%	0.964	1.000
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
LE 3000	83	0.904	0.987	9.3%	0.958	1.017
3001-5000	242	0.896	0.977	9.0%	0.960	0.993
5001-8000	127	0.907	0.984	8.4%	0.958	1.009
8001-12000	8	0.901	0.981	8.9%	0.885	1.078
12001-16000	5	0.900	0.984	9.4%	0.789	1.179

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 1	Lien Date: 01/01/2001	Date of Report: 4/22/2002	Sales Dates: 1/2000 - 12/2001
Area 12	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 465 Mean Assessed Value 456,400 Mean Sales Price 506,700 Standard Deviation AV 235.784 Standard Deviation SP 279.816			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.918 Median Ratio 0.910 Weighted Mean Ratio 0.901			
UNIFORMITY			
Lowest ratio 0.607 Highest ratio: 1.240 Coefficient of Dispersion 11.16% Standard Deviation 0.126 Coefficient of Variation 13.69%			
RELIABILITY			
95% Confidence: Median Lower limit 0.898 Upper limit 0.925			
95% Confidence: Mean Lower limit 0.906 Upper limit 0.929			
SAMPLE SIZE EVALUATION			
N (population size) 5025 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.126 Recommended minimum: 25 Actual sample size: 465 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 242 # ratios above mean: 223 Z: 0.881 Conclusion: Normal*			
*i.e. no evidence of non-normality			



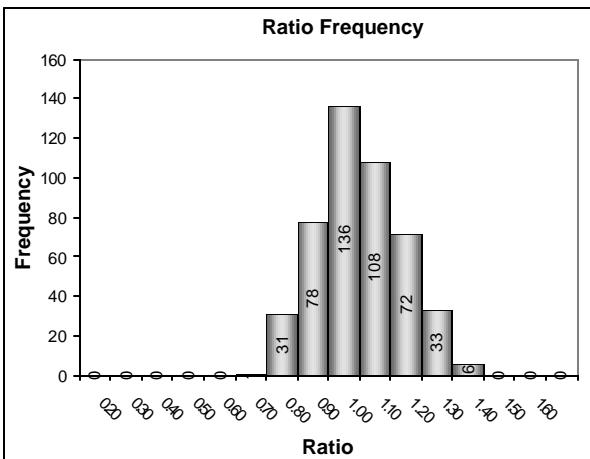
COMMENTS:

Single Family Residences throughout area 12

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 1	Lien Date: 01/01/2002	Date of Report: 4/22/2002	Sales Dates: 1/2000 - 12/2001								
Area 12	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 465</p> <p>Mean Assessed Value 496,900</p> <p>Mean Sales Price 506,700</p> <p>Standard Deviation AV 257,712</p> <p>Standard Deviation SP 279,816</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.999</p> <p>Median Ratio 0.991</p> <p>Weighted Mean Ratio 0.981</p>											
UNIFORMITY											
<p>Lowest ratio 0.663</p> <p>Highest ratio: 1.355</p> <p>Coefficient of Dispersion 11.10%</p> <p>Standard Deviation 0.136</p> <p>Coefficient of Variation 13.58%</p> <p>Price Related Differential (PRD) 1.019</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.979</td> </tr> <tr> <td>Upper limit</td> <td>1.008</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.986</td> </tr> <tr> <td>Upper limit</td> <td>1.011</td> </tr> </table>				Lower limit	0.979	Upper limit	1.008	Lower limit	0.986	Upper limit	1.011
Lower limit	0.979										
Upper limit	1.008										
Lower limit	0.986										
Upper limit	1.011										
SAMPLE SIZE EVALUATION											
<p>N (population size) 5025</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.136</p> <p>Recommended minimum: 29</p> <p>Actual sample size: 465</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>243</td> </tr> <tr> <td># ratios above mean:</td> <td>222</td> </tr> </table> <p>Z: 0.974</p> <p>Conclusion: Normal*</p>				# ratios below mean:	243	# ratios above mean:	222				
# ratios below mean:	243										
# ratios above mean:	222										
<p>*i.e. no evidence of non-normality</p>											



COMMENTS:

Single Family Residences throughout area 12

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	277060	5472	07/24/01	220000	460	0	6	1942	4	2425	Y	N	3447 11TH AV W
2	277060	5130	02/09/00	237000	700	0	6	1925	4	3540	Y	N	3424 13TH AV W
2	744300	0500	05/22/01	235000	880	0	6	1965	4	2636	Y	N	661 W EMERSON ST
2	277060	3785	05/02/00	252000	720	0	7	1913	4	4500	Y	N	3031 1/2 14th Ave W
2	681910	0165	10/27/00	340000	730	0	7	1924	4	4600	Y	N	2710 1ST AV W
2	253330	0580	07/31/00	345950	750	0	7	1940	3	2580	Y	N	1012 W FULTON ST
2	242503	9041	08/03/01	291000	770	0	7	1919	3	2238	N	N	2501 5TH AV W
2	787150	0691	11/16/01	299950	770	180	7	1927	4	2360	N	N	2419 10TH AV W
2	690520	0140	07/21/00	295000	780	580	7	1947	4	3912	N	N	3026 12TH AV W
2	265250	2250	08/28/01	227500	800	0	7	1925	3	3600	N	N	2452 3RD AV W
2	242503	9025	09/19/01	300000	810	100	7	1915	4	3280	N	N	2555 5TH AV W
2	277060	5265	05/23/00	258900	840	0	7	1904	4	6000	N	N	3228 13TH AV W
2	681910	0326	11/15/01	317600	840	0	7	1947	4	3000	N	N	8 W FULTON ST
2	701520	0695	01/29/01	389000	860	240	7	1939	4	4760	N	N	3228 8TH AV W
2	274960	0095	12/31/01	325000	870	0	7	1924	4	4800	Y	N	3413 10TH AV W
2	681910	0360	06/25/01	320500	890	450	7	1950	4	6000	Y	N	2912 1ST AV W
2	277060	5070	04/23/01	335000	910	400	7	1946	4	6000	Y	N	3637 12TH AV W
2	681910	0280	03/05/01	311000	920	0	7	1926	4	2750	Y	N	2807 QUEEN ANNE AV N
2	253330	0585	05/19/00	435000	940	0	7	1925	4	3420	Y	N	2902 11TH AV W
2	511340	0409	07/06/00	327000	940	140	7	1946	3	6006	Y	N	2845 13TH AV W
2	744300	0825	08/17/00	285000	940	860	7	1961	3	4400	Y	N	650 W EMERSON ST
2	524480	0435	05/17/01	345000	950	0	7	1922	5	4000	N	N	2905 2ND AV N
2	197220	5710	05/19/01	307500	950	860	7	1963	3	3600	Y	N	104 FLORENTIA ST
2	524480	0635	09/26/00	345000	970	0	7	1927	4	2800	N	N	2706 1ST AV N
2	265250	2275	08/06/01	289950	970	0	7	1912	4	5400	N	N	2436 3RD AV W
2	265250	0035	07/27/01	299000	980	0	7	1926	4	4500	N	N	2574 3RD AV W
2	701220	0010	10/12/00	390000	990	600	7	1923	4	3188	N	N	410 W SMITH ST
2	242503	9115	10/24/00	355000	990	0	7	1926	4	3900	N	N	2562 4TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	511340	0199	02/22/01	389900	1000	240	7	1947	4	4447	Y	N	1215 W ARMOUR ST
2	511340	0329	04/12/01	354000	1000	440	7	1946	3	6662	Y	N	2649 13TH AV W
2	524480	0927	11/19/01	310427	1000	0	7	1953	4	4393	N	N	2704 MAYFAIR AV N
2	277060	4565	02/07/00	219950	1010	0	7	1904	3	6000	Y	N	3452 14TH AV W
2	524480	0940	11/28/00	305000	1010	0	7	1924	5	3055	N	N	254 NEWELL ST
2	511340	0239	02/01/00	439000	1020	260	7	1947	4	5093	Y	N	1208 W BOTHWELL ST
2	242503	9111	01/25/01	335000	1020	0	7	1925	4	5494	N	N	2572 9TH AV W
2	524480	0385	03/27/01	325000	1020	0	7	1915	4	4200	N	N	2926 WARREN AV N
2	690520	0370	01/31/00	272000	1060	900	7	1912	5	5576	Y	N	3009 13TH AV W
2	277060	4270	05/03/00	217000	1060	0	7	1996	3	1300	Y	N	2632 14TH AV W
2	286710	0031	07/05/00	275000	1060	0	7	1925	4	3700	N	N	811 W NEWELL ST
2	690520	0230	05/03/01	375000	1060	0	7	1948	4	4743	Y	N	1204 W BARRETT ST
2	242503	9066	06/08/01	365000	1060	0	7	1915	3	3280	N	N	2559 5TH AV W
2	701320	0255	07/27/01	279000	1060	240	7	1942	3	4800	N	N	2447 3RD AV W
2	511340	0148	04/01/00	399950	1070	240	7	1947	3	4566	Y	N	1211 W BOTHWELL ST
2	524480	0755	12/05/00	370000	1070	0	7	1929	4	3456	Y	N	2708 WARREN AV N
2	242503	9018	05/23/01	369950	1070	0	7	1916	5	4560	N	N	2533 8TH AV W
2	524480	0460	03/21/00	290000	1090	0	7	1920	4	4000	N	N	2925 2ND AV N
2	265250	2240	11/15/00	385000	1090	510	7	1947	3	7200	N	N	2456 3RD AV W
2	097600	0125	03/20/01	385000	1090	0	7	1919	4	6350	Y	N	2617 4TH AV W
2	265250	1170	08/03/01	324950	1090	0	7	1917	4	3480	Y	N	10 SMITH ST
2	524480	0910	07/13/00	300000	1100	100	7	1962	4	4000	N	N	2716 MAYFAIR AV N
2	524480	1020	03/14/01	270000	1100	0	7	1951	3	4140	N	N	2716 3RD AV N
2	524480	0695	03/23/00	312500	1120	0	7	1910	4	2000	N	N	157 FULTON ST
2	265250	0865	07/18/01	333000	1120	0	7	1910	4	3150	N	N	11 W RAYE ST
2	286710	0130	12/05/01	410000	1120	910	7	1929	4	4343	N	N	803 W ARMOUR ST
2	097600	0445	03/22/00	325000	1150	700	7	1917	4	4999	N	N	2710 5TH AV W
2	242503	9128	07/10/01	431750	1150	280	7	1927	4	3420	N	N	2521 6TH AV W
2	690520	0321	06/26/00	280000	1160	0	7	1918	4	5457	Y	N	1309 W DRAVUS ST

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	242503	9077	10/05/01	347000	1160	0	7	1916	4	4206	N	N	422 W SMITH ST
2	285120	0115	01/26/00	381000	1190	0	7	1926	5	3825	Y	N	2585 4TH AV W
2	701520	0210	12/12/01	395000	1210	270	7	1938	4	6350	Y	N	3223 CONKLING PL W
2	511340	0590	09/13/00	295000	1220	150	7	1946	4	4685	Y	N	2854 13TH AV W
2	265250	0070	12/10/01	329950	1230	0	7	1925	5	3600	N	N	2556 3RD AV W
2	265250	1290	09/19/01	410000	1240	0	7	1935	4	4500	N	N	2531 1ST AV N
2	265250	1485	07/10/00	335000	1250	1240	7	1921	5	5400	N	N	2419 1ST AV N
2	524480	0430	04/26/00	325000	1270	580	7	1992	3	4000	Y	N	2901 2ND AV N
2	701170	0055	04/30/01	415000	1320	0	7	1910	4	3300	N	N	611 W PLEASANT PL
2	701320	0265	12/21/00	250000	1330	0	7	1927	4	4800	N	N	2437 3RD AV W
2	265250	1300	07/09/01	446000	1330	960	7	1915	4	4680	N	N	2527 1ST AV N
2	524480	1470	07/25/01	350000	1330	0	7	1910	4	1724	Y	N	2637 2ND AV N
2	524480	1035	12/14/01	301000	1330	160	7	1925	5	2870	N	N	2712 3RD AV N
2	927020	0165	09/15/00	284500	1349	0	7	1905	3	2520	N	N	2459 5TH AV W
2	213870	0525	12/03/01	353000	1420	0	7	1924	4	3850	N	N	2426 1ST AV N
2	524480	1495	02/06/01	345000	1440	0	7	1919	3	4200	N	N	2627 2ND AV N
2	949170	0005	03/07/00	385000	1460	0	7	1904	4	3672	Y	N	2714 11TH AV W
2	681910	0396	11/15/01	388000	1460	0	7	1929	5	4680	Y	N	2927 1ST AV N
2	511340	0029	09/13/00	365000	1500	200	7	1946	3	4976	Y	N	2858 12TH AV W
2	265250	0595	05/25/00	375000	1550	140	7	1909	4	4200	N	N	2519 1ST AV W
2	927020	0170	07/28/00	307000	1550	0	7	1905	4	4800	N	N	2455 5TH AV W
2	524480	1600	12/03/01	290000	1560	240	7	1910	4	4160	N	N	2632 1ST AV N
2	126020	0025	04/10/00	325000	1590	0	7	1917	4	2542	N	N	2714 9TH AV W
2	681910	0090	05/25/00	349000	1640	650	7	1940	4	4000	Y	N	15 W NEWELL ST
2	524480	0350	10/10/01	325000	1660	0	7	1910	4	2800	N	N	153 FLORENTIA ST
2	681910	0235	01/30/01	495000	1680	0	7	1916	5	6000	Y	N	2813 1ST AV N
2	265250	0375	04/05/00	490000	1690	440	7	1913	4	3600	N	N	2528 2ND AV W
2	253330	0440	07/30/01	385000	1720	0	7	1904	4	4000	Y	N	2928 9TH AV W
2	796510	0150	07/16/01	525000	1740	400	7	1908	4	6000	N	N	2559 7TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	265250	1135	09/07/01	520000	1740	480	7	1917	4	4800	N	N	2518 QUEEN ANNE AV N
2	701320	0180	11/21/00	530000	1810	0	7	1925	4	4800	N	N	2444 4TH AV W
2	787150	0250	12/10/01	409000	1820	0	7	1913	4	4000	N	N	2575 9TH AV W
2	681910	0415	03/16/00	452000	1830	0	7	1925	4	4000	Y	N	2908 QUEEN ANNE AV N
2	890000	0085	03/26/01	399950	1970	170	7	1957	3	3952	Y	N	3010 4TH AV W
2	192930	0050	05/11/01	449000	2050	0	7	1900	4	6000	Y	N	2727 4TH AV N
2	277160	1945	03/09/01	423500	2230	480	7	1908	5	3760	Y	N	1959 11TH AV W
2	097600	0009	11/07/01	575000	2410	0	7	2000	3	3810	Y	N	2616 5TH AV W
2	265250	1890	06/19/00	359850	950	0	8	1907	4	3960	N	N	2417 1ST AV W
2	511340	0024	04/03/00	373000	960	300	8	1946	4	4971	Y	N	2862 12TH AV W
2	524480	0400	07/27/00	369000	960	0	8	1922	4	4200	Y	N	2912 WARREN AV N
2	097600	0325	09/11/01	351500	1010	600	8	1926	5	3000	N	N	316 W NEWELL ST
2	940580	0025	08/09/00	329000	1050	0	8	1907	4	4800	N	N	2419 7TH AV W
2	701520	0235	07/26/00	352000	1080	430	8	1940	4	6570	Y	N	802 W ETRURIA ST
2	701520	0955	09/10/01	399900	1110	800	8	1956	4	4230	N	N	839 W ETRURIA ST
2	253330	0610	06/14/01	369950	1120	0	8	1919	4	4500	Y	N	2912 11TH AV W
2	701520	0305	10/11/01	389500	1120	200	8	1952	3	5174	Y	N	3222 10TH AV W
2	277060	4575	03/09/01	300000	1130	400	8	1956	3	6000	Y	N	3442 14TH AV W
2	524480	0125	03/14/01	355000	1140	700	8	1914	5	2310	Y	N	2916 3RD AV N
2	890000	0090	08/14/01	432000	1140	850	8	1924	5	4826	Y	N	3014 4TH AV W
2	277060	5035	06/06/00	475000	1170	700	8	1946	5	6000	Y	N	3601 12TH AV W
2	277060	4205	11/14/01	410000	1210	1000	8	1958	3	5000	Y	N	2537 13TH AV W
2	027500	0035	09/14/01	349000	1220	0	8	1918	3	2790	N	N	2603 9TH AV W
2	277060	4195	01/03/01	450000	1240	1050	8	1960	3	5000	Y	N	2527 13TH AV W
2	940580	0055	02/04/00	439000	1250	0	8	1925	5	4200	N	N	2420 8TH AV W
2	701520	0786	03/23/01	450000	1250	0	8	1946	3	6768	Y	N	710 W ETRURIA ST
2	027500	0045	10/15/01	357500	1250	0	8	1928	4	2340	N	N	916 W RAYE ST
2	796510	0095	04/04/00	410000	1270	480	8	1946	3	5400	N	N	2526 8TH AV W
2	701520	0465	05/24/00	403000	1270	500	8	1951	5	7490	N	N	3214 CONKLING PL W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	701520	0080	09/24/01	372500	1270	700	8	1955	3	5500	Y	N	3212 11TH AV W
2	524480	1200	06/16/00	414000	1280	0	8	1908	4	4200	N	N	2635 NOB HILL AV N
2	701520	0150	10/26/00	447000	1280	100	8	1927	5	4956	N	N	3283 CONKLING PL W
2	701520	0965	12/07/00	355000	1280	400	8	1950	3	8490	N	N	829 W ETRURIA ST
2	286710	0380	03/27/00	412000	1290	450	8	1930	5	6000	Y	N	821 W BARRETT ST
2	690520	0035	10/02/01	382450	1300	0	8	1918	5	5000	Y	N	3006 11TH AV W
2	701320	0125	07/12/01	385000	1310	0	8	1928	4	2075	N	N	409 W MCGRAW PL
2	265250	1425	03/29/00	435000	1330	190	8	1907	5	4936	N	N	2451 1ST AV N
2	272160	0110	07/25/00	444000	1340	600	8	1940	4	5225	Y	N	115 RAYE ST
2	277060	5095	08/25/00	350000	1340	270	8	1955	3	6000	Y	N	1215 W RUFFNER ST
2	701520	0430	09/12/00	317000	1340	430	8	1991	3	5445	Y	N	3219 8TH AV W
2	277060	4335	10/24/01	270000	1340	0	8	1924	4	2817	Y	N	2838 14TH AV W
2	787150	0220	08/02/01	375000	1350	120	8	1915	4	2200	N	N	902 W HALLADAY ST
2	511340	0535	02/01/00	369500	1360	300	8	1946	3	5401	Y	N	2802 13TH AV W
2	524480	1490	09/25/01	435000	1380	0	8	1927	5	2080	N	N	2630 WARREN AV N
2	787150	0195	02/10/00	385000	1390	0	8	1906	4	3332	N	N	2508 10TH AV W
2	787150	0380	03/30/00	394950	1390	0	8	1918	5	3600	N	N	2551 10TH AV W
2	265250	0364	04/09/01	551000	1390	0	8	1913	4	5520	N	N	2530 2ND AV W
2	277060	4347	06/27/01	335000	1390	150	8	1995	3	1326	N	N	2827 14TH AV W
2	744300	0504	04/23/01	338000	1400	0	8	2000	3	1055	Y	N	655 B W EMERSON ST
2	744300	0506	05/09/01	349950	1400	0	8	2000	3	1578	Y	N	655 A W EMERSON ST
2	277110	4825	10/30/01	517500	1400	0	8	1909	4	4000	Y	N	2535 11TH AV W
2	744300	0510	03/30/01	285000	1410	0	8	2000	3	1154	N	N	657 B W EMERSON ST
2	197220	5653	10/01/01	386500	1410	940	8	2001	3	2399	Y	N	18 FLORENTIA ST
2	744300	0512	03/14/01	300000	1440	0	8	2000	3	1924	N	N	657 C W EMERSON ST
2	744300	0508	04/16/01	325000	1440	0	8	2000	3	1502	N	N	657 A W EMERSON ST
2	265250	2200	07/05/01	470000	1440	400	8	1908	5	3600	N	N	210 W MCGRAW ST
2	286710	0005	05/21/01	345000	1460	240	8	1914	3	3040	N	N	2668 9TH AV W
2	265250	1430	03/06/00	399000	1470	140	8	1906	4	4800	N	N	2447 1ST AV N

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	524480	1570	03/22/01	470000	1470	400	8	1917	4	4200	N	N	2603 2ND AV N
2	524480	0215	08/02/00	375000	1480	0	8	1909	4	4000	N	N	2915 3RD AV N
2	524480	0580	09/25/00	455000	1480	0	8	1908	3	4000	N	N	2925 WARREN AV N
2	277110	4685	05/09/01	571000	1480	700	8	1913	5	4000	Y	N	2550 12TH AV W
2	701170	0035	04/24/00	510000	1490	570	8	1914	5	3762	N	N	2562 7TH AV W
2	856990	0045	06/22/00	439000	1490	0	8	1915	3	2350	N	N	2664 10TH AV W
2	701520	0415	01/29/01	365000	1490	0	8	1927	5	6660	N	N	811 W CREMONA ST
2	274960	0030	08/25/00	329000	1520	0	8	1926	4	4800	Y	N	3438 11TH AV W
2	701320	0050	04/26/01	525000	1520	240	8	1914	5	4800	N	N	2422 5TH AV W
2	265250	0220	10/23/01	406500	1560	0	8	1908	4	3600	N	N	2519 2ND AV W
2	701520	0225	07/17/01	472850	1570	360	8	1950	5	6460	Y	N	3209 CONKLING PL W
2	299180	0020	10/09/00	460000	1580	280	8	1905	5	3600	N	N	2507 7TH AV W
2	272160	0165	09/05/01	590000	1580	220	8	1925	4	5967	Y	N	2542 WARREN AV N
2	277110	5025	02/28/00	440000	1590	0	8	1939	4	5000	Y	N	2507 12TH AV W
2	265250	0015	04/04/01	434500	1620	0	8	1926	4	4500	N	N	2582 3RD AV W
2	265250	1511	10/03/00	461000	1650	450	8	1948	3	6240	N	N	2403 1ST AV N
2	253330	0410	06/06/01	425000	1650	500	8	1911	5	4000	Y	N	2914 9TH AV W
2	681910	0111	07/27/00	492000	1670	0	8	1925	4	2600	N	N	18 W RAYE ST
2	787150	0640	03/16/00	459000	1700	900	8	1913	5	2800	N	N	2541 10TH AV W
2	787150	0635	11/08/00	463000	1700	0	8	1913	5	2800	N	N	2539 10TH AV W
2	524480	1325	02/19/01	425000	1700	0	8	1909	5	4760	N	N	2637 3RD AV N
2	766270	0160	09/12/00	429000	1710	200	8	1924	5	7000	Y	N	1021 W BOTHWELL ST
2	701520	0505	11/06/00	425000	1710	0	8	1927	5	4875	Y	N	3262 CONKLING PL W
2	265300	0105	10/22/01	445000	1710	0	8	1910	5	5400	N	N	2446 1ST AV W
2	253330	0670	11/27/01	566000	1710	0	8	1920	5	4500	Y	N	2917 10TH PL W
2	277060	5390	04/14/00	594000	1720	240	8	1908	4	6000	Y	N	3222 12TH AV W
2	856990	0075	02/21/01	450000	1760	100	8	1919	4	6700	Y	N	914 W NEWELL ST
2	265250	2025	05/15/00	530000	1780	0	8	1913	4	3780	N	N	2406 2ND AV W
2	277110	4875	11/01/00	525000	1780	0	8	1911	4	4000	Y	N	2577 11TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	524480	0525	04/18/01	485000	1780	520	8	1991	3	4120	N	N	2912 1ST AV N
2	681910	0420	02/02/00	375750	1800	170	8	1925	3	4000	Y	N	2 FULTON ST
2	511340	0575	12/18/00	405000	1820	450	8	1989	3	4944	Y	N	2840 13TH AV W
2	277060	4215	04/26/01	475000	1850	1850	8	1960	3	5000	Y	N	2547 13TH AV W
2	277060	5565	05/04/01	600000	1950	0	8	1980	3	6000	Y	N	3608 12TH AV W
2	265250	0349	08/28/00	607000	1970	1770	8	1925	5	6525	N	N	2536 2ND AV W
2	265250	0985	01/08/01	499500	1980	0	8	1918	4	3480	N	N	10 W SMITH ST
2	524480	0440	06/08/01	385000	2020	0	8	1909	4	4000	N	N	2909 2ND AV N
2	242503	9110	07/28/00	540000	2040	0	8	1924	5	5092	N	N	2576 9TH AV W
2	787150	0055	07/06/00	577000	2080	0	8	1923	4	4000	N	N	2428 10TH AV W
2	253330	0115	09/20/00	467000	2080	0	8	1920	4	4000	Y	N	2811 10TH PL W
2	272160	0075	07/21/00	513000	2090	0	8	1923	5	3920	Y	N	2531 WARREN AV N
2	272160	0010	04/11/00	639900	2100	0	8	1995	3	3800	Y	N	2550 1ST AV N
2	265300	0165	09/11/00	509000	2110	0	8	1914	5	4181	N	N	2451 1ST AV W
2	242503	9059	05/17/00	345000	2130	830	8	1928	5	4824	N	N	2568 9TH AV W
2	744300	0480	03/21/01	398500	2130	300	8	1987	3	5527	Y	N	673 W EMERSON ST
2	097600	0655	10/06/00	533000	2160	1250	8	1926	5	6350	Y	N	2810 4TH AV W
2	787150	0160	03/06/01	600000	2330	0	8	1928	4	4000	N	N	2534 10TH AV W
2	265250	1540	11/26/01	430000	2540	0	8	1910	5	5994	N	N	3 SMITH ST
2	027500	0030	08/04/00	700000	2560	200	8	1924	4	5467	N	N	2607 9TH AV W
2	787150	0605	06/21/01	780000	2740	0	8	1916	4	4591	N	N	2517 10TH AV W
2	097600	0005	11/23/01	425000	2760	0	8	1948	3	7938	Y	N	417 W NEWELL ST
2	192930	0159	04/10/01	475000	1070	600	9	1950	4	5445	Y	N	360 QUEEN ANNE DR
2	701520	0300	05/15/01	699000	1150	1300	9	1988	3	5278	Y	N	3218 10TH AV W
2	265250	1770	12/18/01	502000	1210	0	9	1907	5	3600	N	N	2426 1ST AV W
2	277060	4311	08/22/00	410500	1240	580	9	1992	3	2756	Y	N	2607 13TH AV W
2	097600	0925	09/13/00	465000	1370	660	9	1988	3	4269	Y	N	2913 4TH AV W
2	277160	1911	02/09/01	449000	1440	0	9	1988	3	2309	Y	N	2022 12TH AV W
2	690520	0400	05/25/00	525000	1510	800	9	1991	3	4900	Y	N	2901 11TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	787150	0060	07/18/00	419500	1540	0	9	1928	4	4000	N	N	2426 10TH AV W
2	265250	2065	04/26/01	534950	1550	0	9	1909	5	3600	N	N	2459 2ND AV W
2	277110	4960	04/17/00	430000	1570	140	9	1979	3	4000	Y	N	2530 13TH AV W
2	265250	1530	11/15/00	310000	1580	300	9	1910	5	2280	N	N	11 SMITH ST
2	242503	9051	04/27/00	455000	1670	0	9	1910	5	2568	N	N	514 W SMITH ST
2	890000	0242	02/12/01	429950	1680	0	9	2000	3	1919	N	N	3033 4TH AV W
2	890000	0241	02/07/01	425000	1680	0	9	2000	3	1614	N	N	3033 4TH AV W
2	274960	0200	01/30/01	600000	1690	1120	9	1953	4	9600	Y	N	3420 10TH AV W
2	277060	5495	06/06/01	510000	1700	220	9	1911	5	6000	Y	N	3422 12TH AV W
2	787150	0680	09/18/01	600000	1740	0	9	1910	4	4683	Y	N	2415 10TH AV W
2	940580	0010	12/06/01	462500	1750	0	9	1907	5	3200	N	N	2407 7TH AV W
2	253330	0330	05/11/00	699950	1760	0	9	1908	5	4500	N	N	2808 9TH AV W
2	701520	0945	02/12/01	599950	1830	500	9	1927	3	5000	Y	N	3020 10TH AV W
2	277110	6000	06/05/01	582500	1850	600	9	1927	4	4000	Y	N	2553 12TH AV W
2	265250	1920	04/10/00	485000	1880	0	9	1908	5	4050	N	N	102 W MCGRAW ST
2	097600	0881	05/04/01	465000	1910	0	9	2000	3	2001	Y	N	422 W FULTON ST
2	097600	0878	11/07/01	395000	1910	0	9	2000	3	2001	Y	N	422 W FULTON ST
2	097600	0880	11/28/01	399000	1910	0	9	2000	3	1396	Y	N	2904 W FULTON ST
2	213870	0565	09/25/01	713000	1950	0	9	1916	4	5830	N	N	2446 1ST AV N
2	701520	0615	05/24/00	475000	1960	320	9	1984	3	6660	Y	N	3344 9TH AV W
2	286710	0335	12/20/00	620000	2170	740	9	1991	3	5925	Y	N	814 W FULTON ST
2	701520	0310	12/06/00	540000	2180	940	9	1979	3	6943	Y	N	3226 10TH AV W
2	787150	0505	10/30/01	880000	2340	0	9	1994	3	5520	Y	N	2528 11TH AV W
2	274960	0195	08/04/00	726500	2370	870	9	1987	3	4800	Y	N	3424 10TH AV W
2	690520	0320	07/06/01	545000	2390	510	9	2000	3	5457	Y	N	1301 W DRAVUS ST
2	274960	0225	07/17/00	725000	2430	880	9	1992	3	4800	Y	N	918 W BERTONA ST
2	277160	1665	11/14/01	518000	2570	440	9	1990	3	3000	Y	N	2237 12TH AV W
2	701520	1105	10/03/01	615000	2610	0	9	2001	3	5000	Y	N	3040 11TH AV W
2	690520	0419	02/08/00	489000	1660	360	10	1999	3	1785	N	N	2651 12th Ave W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	277160	1865	05/22/00	630000	1820	540	10	1916	5	4000	Y	N	2403 11TH AV W
2	690520	0420	01/18/00	550000	1940	630	10	1999	3	3568	Y	N	2653 12TH AV W
2	701520	0335	05/18/01	670500	2350	240	10	1927	5	5131	Y	N	3246 10TH AV W
2	787150	0040	04/04/00	835000	3240	730	10	1910	5	8000	N	N	2433 9TH AV W
2	253330	0340	11/05/01	625000	2200	0	11	1996	3	4500	N	N	2812 9TH AV W
2	701520	1075	07/20/01	755000	2330	680	11	1927	5	6000	Y	N	3037 10TH AV W
5	168940	1460	08/30/00	660000	1850	0	8	1908	3	6900	Y	N	1522 5TH AV N
9	239710	0155	07/03/01	329000	780	0	6	1904	3	3600	N	N	2129 6TH AV W
9	179450	0310	03/10/00	259950	830	0	6	1906	4	5400	N	N	2226 2ND AV W
9	239710	1460	03/31/00	230000	840	0	6	1904	3	3600	N	N	1931 6TH AV W
9	239710	0890	11/21/00	300000	840	0	6	1952	3	3600	N	N	1913 3RD AV W
9	080900	1735	10/05/00	295000	900	0	6	1920	5	3900	N	N	112 BLAINE ST
9	179450	0690	08/30/00	270000	980	0	6	1905	4	3600	N	N	119 W BOSTON ST
9	423290	2385	12/06/01	312000	980	0	6	1991	3	3600	N	N	1613 5TH AV W
9	239710	0665	10/26/00	336000	1210	1210	6	1928	4	3600	N	N	2128 4TH AV W
9	423290	1186	09/18/00	282000	720	0	7	1990	3	1800	N	N	14 W BLAINE ST
9	239710	1155	11/08/00	287500	750	0	7	1900	4	3600	N	N	1934 5TH AV W
9	701120	0895	08/28/00	255000	820	0	7	1905	3	2700	Y	N	706 W HOWE ST
9	239710	0790	09/18/01	360000	830	40	7	1907	4	3600	N	N	2113 3RD AV W
9	239710	0500	12/26/00	340000	870	120	7	1902	4	2400	N	N	416 W CROCKETT ST
9	213870	0085	11/08/01	408500	870	0	7	1911	4	1340	N	N	201 MCGRAW ST
9	080900	2190	03/08/01	375000	940	0	7	1905	4	3400	N	N	360 NEWTON ST
9	173280	1016	03/22/00	280000	950	0	7	1946	3	5810	N	N	1315 5TH AV W
9	080900	3170	07/31/00	330000	950	0	7	1912	4	6000	N	N	2211 4TH AV N
9	423290	1980	10/23/01	318000	960	0	7	1900	4	3600	N	N	1623 3RD AV W
9	179450	0695	01/23/01	311500	980	0	7	1904	4	3600	N	N	115 W BOSTON ST
9	701120	0830	02/15/01	375000	990	600	7	1900	3	5400	Y	N	1936 8TH AV W
9	080900	1715	05/14/01	389500	1000	0	7	1900	3	4000	N	N	1823 WARREN AV N
9	186110	0090	03/02/00	317950	1010	120	7	1909	3	3240	Y	N	1815 9TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	323220	0180	03/12/01	320000	1010	0	7	1907	4	1465	N	N	1209 W HOWE ST
9	423290	3325	07/11/01	394000	1020	990	7	1989	3	3600	N	N	1516 4TH AV W
9	186110	0222	08/22/01	250000	1020	300	7	1909	3	2700	N	N	1008 W BLAINE ST
9	701120	0625	04/10/00	275000	1040	0	7	1900	4	3600	N	N	2140 8TH AV W
9	423290	1640	03/08/01	310000	1040	1040	7	1922	4	2680	N	N	115 W BLAINE ST
9	423290	1945	10/18/00	340000	1050	0	7	1914	4	2400	N	N	307 W BLAINE ST
9	239710	0955	12/04/00	345000	1070	0	7	1900	5	3600	Y	N	1934 4TH AV W
9	239710	1045	04/17/00	437000	1080	1060	7	1906	4	3600	N	N	1941 4TH AV W
9	423290	0365	01/25/01	452500	1080	0	7	1907	4	3600	N	N	1824 5TH AV W
9	080900	0505	04/18/01	299500	1090	0	7	1919	3	2500	N	N	363 HAYES ST
9	701120	0020	06/11/01	402750	1110	700	7	1919	3	5400	Y	N	2216 11TH AV W
9	080900	2325	08/15/01	391000	1110	0	7	1900	4	6000	N	N	2012 3RD AV N
9	080900	1920	09/26/01	425000	1110	920	7	1925	4	4800	N	N	1910 3RD AV N
9	423290	0360	04/24/00	289750	1120	0	7	1907	4	3600	N	N	1828 5TH AV W
9	081000	0165	05/01/01	410000	1120	0	7	1925	4	6000	N	N	1609 WARREN AV N
9	080900	0535	07/18/01	360000	1120	0	7	1914	4	3500	N	N	302 GARFIELD ST
9	080900	1950	04/24/00	525000	1130	0	7	1925	4	3400	N	N	301 NEWTON ST
9	080900	0925	07/19/00	367000	1130	0	7	1904	3	6000	N	N	1709 2ND AV N
9	423290	3020	06/09/00	379950	1140	0	7	1925	4	3300	N	N	1507 5TH AV W
9	239710	1240	11/21/00	369900	1140	100	7	1996	3	3600	N	N	1945 5TH AV W
9	701120	0615	05/03/01	327500	1140	0	7	1905	3	3600	N	N	2144 8TH AV W
9	080900	1935	10/01/01	403850	1140	1140	7	1925	4	4800	N	N	1914 3RD AV N
9	701120	0191	11/29/00	277500	1160	0	7	1911	3	3200	N	N	2153 10TH AV W
9	701120	1320	07/23/01	410000	1180	400	7	1911	4	3600	Y	N	1917 9TH AV W
9	179450	1415	10/24/01	436500	1210	0	7	1906	4	5400	N	N	1914 3RD AV W
9	080900	0270	04/24/00	452500	1220	0	7	1901	5	3750	N	N	361 GARFIELD ST
9	173280	0180	09/15/00	345000	1250	210	7	1925	3	3000	N	N	1408 4TH AV W
9	423290	0375	05/08/00	321000	1260	100	7	1917	3	3600	N	N	1818 5TH AV W
9	323220	0015	01/21/00	332000	1290	0	7	1905	3	3625	N	N	1807 11TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	423290	3486	05/23/01	290000	1320	490	7	1908	4	2520	N	N	215 W GARFIELD ST
9	701120	1045	10/15/01	438500	1320	400	7	1919	5	3600	N	N	1928 9TH AV W
9	168940	0500	08/24/00	437000	1350	0	7	1924	4	3819	N	N	453 BOSTON ST
9	239710	0312	12/13/00	365000	1350	950	7	1919	4	2400	N	N	503 W MCGRAW ST
9	179450	0995	03/24/00	490000	1370	950	7	1900	5	5400	N	N	1915 1ST AV N
9	173280	1505	11/05/01	375000	1390	0	7	1909	4	6400	N	N	1418 5TH AV W
9	423290	3525	09/26/00	339500	1410	0	7	1908	4	3600	N	N	1512 3RD AV W
9	701120	1586	01/23/01	415000	1420	510	7	1905	4	3600	Y	N	1009 W CROCKETT ST
9	423290	3670	11/08/00	416000	1440	0	7	1983	3	3600	N	N	1536 2ND AV W
9	352890	0151	03/19/01	400000	1440	190	7	1922	3	4200	Y	N	435 HALLADAY ST
9	239710	0655	05/02/01	415000	1440	0	7	1981	3	3600	N	N	2134 4TH AV W
9	239710	1465	09/20/00	335000	1450	0	7	1912	3	3600	N	N	1929 6TH AV W
9	423290	3675	04/26/00	430000	1460	0	7	1907	5	3600	N	N	1530 2ND AV W
9	179450	0555	02/28/00	385000	1470	0	7	1910	4	3600	N	N	2122 3RD AV W
9	423290	0910	10/16/00	465000	1470	0	7	1911	4	4800	N	N	1824 1ST AV W
9	701120	0510	06/16/00	545000	1480	0	7	1908	5	3600	N	N	2111 8TH AV W
9	080900	1575	08/01/00	445000	1480	0	7	1906	3	4080	N	N	212 BLAINE ST
9	186110	0095	08/17/00	400000	1480	200	7	1900	4	3600	Y	N	1811 9TH AV W
9	701120	0420	09/19/00	500000	1500	0	7	1996	3	3600	Y	N	2142 9TH AV W
9	080900	0661	05/05/00	425000	1540	0	7	1911	4	4000	N	N	211 HAYES ST
9	179450	1410	11/06/00	370000	1540	0	7	1984	3	5400	N	N	1920 3RD AV W
9	423290	4050	08/27/01	510000	1540	130	7	1907	4	6000	Y	N	1515 1ST AV N
9	192930	0225	08/27/01	519000	1590	0	7	1925	5	4000	Y	N	407 RAYE ST
9	701120	1080	04/24/01	490000	1620	0	7	1914	4	3600	N	N	1906 9TH AV W
9	692670	0050	08/23/01	580000	1630	0	7	1928	4	6440	N	N	1707 BIGELOW AV N
9	186110	0085	06/26/01	510000	1640	0	7	1928	4	4000	Y	N	1817 9TH AV W
9	701120	0159	07/16/01	410000	1670	590	7	1988	3	3600	N	N	2135 10TH AV W
9	186140	0060	05/15/00	449950	1680	0	7	1902	4	3600	N	N	1601 10TH AV W
9	080900	1560	04/05/00	500000	1710	0	7	1924	4	5760	N	N	1811 3RD AV N

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	545780	1215	09/14/00	742500	1710	270	7	1989	3	6600	Y	N	359 WARD ST
9	186140	0050	11/01/00	408000	1720	800	7	1904	5	3600	N	N	1607 10TH AV W
9	186060	0935	06/12/00	525000	1730	0	7	1923	4	2400	Y	N	900 W GARFIELD ST
9	701120	0115	09/05/01	435000	1730	0	7	1906	3	3600	N	N	2107 10TH AV W
9	423290	2125	01/24/00	385375	1780	0	7	1900	4	4050	N	N	318 W GARFIELD ST
9	239710	0045	07/05/01	515000	1790	0	7	1995	3	3600	N	N	2134 7TH AV W
9	081000	0120	09/05/01	532400	1790	0	7	1926	4	6000	Y	N	1606 1ST AV N
9	692670	0070	07/30/01	510000	1830	1220	7	1925	4	4000	N	N	1821 BIGELOW AV N
9	080900	0710	05/25/01	370000	1860	0	7	1925	4	4320	N	N	1609 3RD AV N
9	352890	0230	10/19/01	510000	1900	0	7	1924	5	4725	Y	N	432 SMITH ST
9	616990	1150	01/07/00	444500	1910	0	7	1926	4	4720	Y	N	1422 10TH AV W
9	609600	0355	09/19/01	322500	1910	0	7	1924	3	4232	N	N	1423 NOB HILL AV N
9	701120	1290	12/27/01	405000	1980	240	7	1914	3	2520	N	N	1902 10TH AV W
9	731890	0036	08/28/00	480000	2080	0	7	1922	4	4800	N	N	1510 WARREN AV N
9	168940	1235	07/11/00	945000	2120	900	7	1911	5	4045	Y	N	508 GARFIELD ST
9	616990	1136	07/18/00	420000	2220	530	7	1914	3	4200	Y	N	1432 10TH AV W
9	179450	1420	11/07/01	346000	2220	0	7	1904	3	5400	N	N	1910 3RD AV W
9	080900	2315	06/01/01	490000	2260	0	7	1908	4	5520	N	N	2008 3RD AV N
9	168940	1295	06/18/01	729900	2430	0	7	1921	5	5500	Y	N	1606 BIGELOW AV N
9	212720	0075	03/08/00	685000	2510	0	7	1922	3	6600	N	N	117 GALER ST
9	186140	0150	02/20/01	545000	2780	1390	7	1969	3	5400	Y	N	1516 11TH AV W
9	080900	1020	03/03/00	500000	1020	350	8	1910	5	6000	N	N	1713 3RD AV N
9	169890	0195	05/11/00	435000	1040	0	8	1931	5	3000	N	N	2509 NOB HILL AV N
9	387990	0991	10/25/00	440000	1080	820	8	1955	4	3520	Y	N	223 W KINNEAR PL
9	213870	0141	08/23/00	415000	1100	400	8	1933	3	4000	N	N	2430 LORENTZ PL N
9	423290	3530	08/01/00	505000	1160	890	8	1907	5	3600	N	N	1510 3RD AV W
9	081000	0030	11/02/01	429000	1160	0	8	1909	4	1850	N	N	1616 2ND AV N
9	423290	0050	04/14/00	640000	1170	700	8	1984	3	3600	Y	N	1816 7TH AV W
9	080900	1765	08/20/01	455000	1210	0	8	1926	4	4000	N	N	1923 WARREN AV N

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	179450	1360	10/23/01	415000	1210	0	8	1916	4	5400	N	N	1925 2ND AV W
9	179450	0235	02/21/01	399950	1230	0	8	1925	4	3600	N	N	2233 1ST AV W
9	239710	0902	02/25/00	350000	1360	0	8	1906	4	3200	N	N	306 W HOWE ST
9	081000	0140	06/20/00	446500	1400	0	8	1927	4	3150	N	N	1622 1ST AV N
9	168940	0025	09/18/00	485000	1400	640	8	1950	4	5300	Y	N	1501 BIGELOW AV N
9	239710	0800	04/10/00	532875	1460	0	8	1906	3	3600	N	N	310 W CROCKETT ST
9	080900	3125	05/14/01	622500	1460	100	8	1906	5	6000	N	N	2214 NOB HILL AV N
9	731890	0031	10/25/01	465000	1460	0	8	1921	4	2650	N	N	158 GALER ST
9	616990	1196	11/09/01	475000	1530	0	8	1919	3	2260	Y	N	1007 W GALER ST
9	731890	0032	06/21/01	510000	1540	0	8	1991	3	3850	N	N	164 GALER ST
9	168940	0549	05/24/00	459950	1560	550	8	1925	4	3026	Y	N	464 CROCKETT ST
9	239710	1360	10/20/00	400000	1580	0	8	1907	4	3600	N	N	1930 6TH AV W
9	423290	2560	11/01/00	465500	1580	0	8	1904	4	5400	N	N	1623 6TH AV W
9	186060	0620	02/22/01	559000	1580	0	8	1906	3	4800	Y	N	1613 8TH AV W
9	179450	0420	11/27/01	343000	1580	0	8	1916	3	2360	N	N	223 W MCGRAW ST
9	080900	3555	08/18/00	430000	1590	140	8	1907	4	5400	N	N	2309 WARREN AV N
9	186110	0050	08/10/01	550000	1590	110	8	1907	3	3600	Y	N	1623 9TH AV W
9	186060	0587	12/06/00	465000	1600	0	8	1914	4	2400	N	N	811 W BLAINE ST
9	277160	5101	02/10/00	329928	1630	100	8	1994	3	2800	N	N	1309 W NEWTON ST
9	173280	1500	06/05/01	680000	1680	0	8	1902	5	6400	N	N	1412 5TH AV W
9	173280	0815	10/06/00	875000	1690	0	8	1902	5	3870	N	N	410 W HIGHLAND DR
9	239710	1395	11/01/01	440000	1690	0	8	1909	4	3600	N	N	1908 6TH AV W
9	609600	0185	11/29/01	685000	1690	250	8	1916	5	2730	N	N	1407 BIGELOW AV N
9	701120	0796	12/11/00	533926	1700	110	8	1925	4	3015	Y	N	721 W CROCKETT ST
9	168940	0440	12/14/01	500000	1710	0	8	1922	3	4000	N	N	462 BOSTON ST
9	534420	0185	02/24/00	490000	1720	0	8	1915	3	12960	N	N	309 WHEELER ST
9	239710	0430	04/28/00	500000	1730	810	8	1917	3	4800	N	N	2144 5TH AV W
9	192930	0295	05/12/00	465000	1730	0	8	1913	4	3548	Y	N	2553 5TH AV N
9	179450	0535	08/24/00	559950	1740	0	8	1994	3	5400	N	N	2107 2ND AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	081000	0070	03/24/00	475000	1750	0	8	1914	5	3000	N	N	153 HAYES ST
9	169890	0200	03/06/01	425000	1760	600	8	1928	4	3000	N	N	2507 NOB HILL AV N
9	616990	0575	08/20/01	630000	1760	670	8	1994	3	2670	Y	N	1205 OLYMPIC WY W
9	352890	0340	02/22/00	649000	1780	240	8	1918	5	4791	Y	N	420 WHEELER ST
9	179450	0415	05/18/00	385000	1800	0	8	1915	4	2360	N	N	219 W MCGRAW ST
9	534420	0395	02/01/01	400000	1810	240	8	1925	4	3920	N	N	2435 LORENTZ PL N
9	080900	0865	05/08/01	603000	1840	200	8	1912	4	4010	N	N	1710 WARREN AV N
9	323220	0056	07/26/00	474000	1880	930	8	1914	3	2540	Y	N	1120 W BLAINE ST
9	352890	0480	11/28/00	595000	1890	840	8	1919	5	4200	N	N	412 MCGRAW ST
9	701120	0470	01/19/00	625000	1900	830	8	1926	3	5400	Y	N	2110 9TH AV W
9	423290	3390	04/04/01	575000	1900	180	8	1924	5	2100	N	N	1533 3RD AV W
9	545780	1580	02/17/00	480000	1910	0	8	1904	4	5112	Y	N	920 4TH AV N
9	692670	0850	02/24/00	575000	1910	0	8	1922	4	5750	Y	N	1708 BIGELOW AV N
9	609600	0395	05/09/00	729995	1910	0	8	1921	4	6136	N	N	357 LEE ST
9	080900	0895	12/11/00	519000	1940	0	8	1922	4	3750	N	N	1722 WARREN AV N
9	352890	0330	06/07/00	690000	1950	100	8	1925	4	4103	N	N	410 WHEELER ST
9	423290	3565	10/25/00	679500	1960	320	8	1907	4	3600	N	N	1535 2ND AV W
9	423290	0950	11/30/00	517000	1970	0	8	1907	4	4800	N	N	1808 1ST AV W
9	168940	0205	12/18/00	550000	1970	0	8	1924	4	3900	N	N	412 LYNN ST
9	701120	0305	03/16/01	650000	1970	0	8	1912	5	5400	Y	N	2107 9TH AV W
9	545780	0915	03/07/01	455000	1980	0	8	1929	4	3000	N	N	1110 3RD AV N
9	609600	0335	06/28/01	798000	2010	0	8	1906	5	8454	Y	N	312 LEE ST
9	423290	2280	10/11/01	575000	2010	0	8	1905	5	4800	N	N	1624 5TH AV W
9	423290	2415	12/06/01	350000	2010	250	8	1906	3	2400	N	N	519 W BLAINE ST
9	192930	0255	05/12/00	584000	2020	0	8	1990	3	4000	Y	N	415 RAYE ST
9	168940	1250	06/15/00	1075000	2060	500	8	1941	5	5950	Y	N	1616 5TH AV N
9	701120	0785	08/21/00	412000	2070	0	8	1911	3	4040	N	N	2157 7TH AV W
9	080900	3825	04/30/01	725000	2080	0	8	1924	5	3800	N	N	2302 4TH AV N
9	545780	0740	02/26/01	885000	2130	480	8	1924	4	6360	Y	N	313 PROSPECT ST

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	186060	0025	01/13/00	1250000	2170	370	8	1906	3	7200	Y	N	1521 7TH AV W
9	701120	0173	02/15/01	530000	2180	0	8	1989	3	2475	N	N	2139 10TH AV W
9	545780	0810	01/12/01	1200000	2280	0	8	1902	5	7844	Y	N	300 WARD ST
9	692670	0390	04/20/00	589000	2320	410	8	1920	5	5640	Y	N	2005 5TH AV N
9	168940	0860	04/24/00	697000	2340	970	8	1985	3	4000	N	N	463 CROCKETT ST
9	080900	2640	01/25/01	505000	2450	0	8	1905	4	6000	N	N	2018 1ST AV N
9	080900	2120	03/16/00	685000	2470	350	8	1908	4	6000	N	N	1911 4TH AV N
9	423290	3505	10/05/00	565000	2530	500	8	1988	3	5400	N	N	1522 3RD AV W
9	616990	0115	09/06/01	965000	2650	310	8	1926	5	7120	Y	N	1125 8TH AV W
9	545730	1055	12/14/00	675000	2740	0	8	1986	3	5220	N	N	1114 2ND AV N
9	239710	0975	05/15/00	559000	2980	0	8	1911	4	7200	Y	N	1920 4TH AV W
9	616990	0637	01/24/00	725000	3100	1120	8	1965	4	5425	Y	N	1206 9TH AV W
9	169890	0050	12/11/00	500000	1520	650	9	1929	4	5000	N	N	2501 NOB HILL AV N
9	387990	1495	06/14/01	689000	1560	0	9	1929	5	2862	Y	N	1009 5TH AV W
9	169890	0060	07/27/01	637500	1740	610	9	2000	3	4500	N	N	2505 NOB HILL AV N
9	352890	0465	08/22/00	699950	1950	0	9	1919	5	3500	N	N	2402 4TH AV N
9	545780	0930	03/28/01	839000	1990	1180	9	1988	3	3000	Y	N	302 PROSPECT ST
9	186140	0055	07/18/00	495000	2000	580	9	2000	3	3600	N	N	1605 10th Ave W
9	352890	0421	12/19/01	660000	2030	400	9	1985	3	2107	Y	N	2420 BIGELOW AV N
9	352890	0570	08/31/00	740000	2100	200	9	1923	5	3680	Y	N	2323 BIGELOW AV N
9	186060	0735	05/24/01	865000	2120	380	9	1923	5	6600	Y	N	1514 9TH AV W
9	173280	0971	12/20/00	927000	2140	0	9	1927	4	6934	Y	N	422 W COMSTOCK ST
9	173180	0470	06/01/00	585000	2170	0	9	1910	3	2668	N	N	213 W COMSTOCK ST
9	352890	0355	05/22/00	837500	2230	990	9	1995	3	5250	Y	N	436 WHEELER ST
9	545780	0015	07/23/01	950000	2300	440	9	1936	4	6160	Y	N	212 WARD ST
9	609600	0284	03/22/01	689000	2320	0	9	1985	3	5700	N	N	356 LEE ST
9	423290	3615	07/20/01	688450	2360	0	9	1992	3	5400	N	N	1515 2ND AV W
9	173280	0420	09/24/01	1200000	2390	350	9	1946	4	8490	Y	N	1108 WILLARD AV W
9	616990	0965	02/20/01	1095000	2610	300	9	1909	3	7680	Y	N	1425 8TH AV W

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	352890	0545	02/12/01	900000	2650	0	9	1925	4	6825	N	N	415 MCGRAW ST
9	770510	0095	08/14/01	890000	2660	830	9	1990	3	4725	Y	N	1611 11TH AV W
9	186060	0695	07/11/01	885000	2670	480	9	1907	3	3300	Y	N	1505 8TH AV W
9	080900	2295	04/10/00	895000	2810	0	9	1907	4	6000	N	N	2003 4TH AV N
9	609600	0285	04/05/00	826000	2940	0	9	1907	4	8350	N	N	360 LEE ST
9	352890	0370	12/07/00	985000	2950	840	9	1908	3	13420	Y	N	474 WHEELER ST
9	173180	0350	04/23/01	965000	3530	530	9	1958	5	5444	Y	N	306 W PROSPECT ST
9	545730	0195	05/11/01	1265000	3780	200	9	1920	3	15360	Y	N	107 PROSPECT ST
9	701420	0045	08/24/01	535000	1640	400	10	2001	3	1969	N	N	120 GALER ST.
9	701420	0044	09/21/01	538000	1640	420	10	2001	3	1726	N	N	118 GALER ST.
9	701420	0042	11/05/01	535000	1640	400	10	2001	3	1735	N	N	114 GALER ST.
9	352890	0410	10/15/01	875000	1780	0	10	1926	5	5250	N	N	459 WHEELER ST
9	239710	0575	04/19/01	549000	2000	0	10	1998	3	3600	N	N	2123 4TH AV W
9	186060	0840	05/16/01	599950	2110	440	10	1994	3	3600	Y	N	1522 10TH AV W
9	239710	1529	08/02/00	700000	2130	520	10	1969	3	5400	Y	N	1948 7TH AV W
9	692670	0215	06/22/01	700000	2140	0	10	1924	3	5593	Y	N	2216 5TH AV N
9	173280	0039	08/12/01	935000	2270	500	10	1926	3	5775	N	N	1210 4TH AV W
9	387990	0815	03/13/01	1010000	2360	500	10	1925	3	7500	Y	N	121 W PROSPECT ST
9	302504	9050	09/12/01	1200000	2380	170	10	1924	4	11523	Y	N	360 HIGHLAND DR
9	168940	1256	05/23/00	1675000	2400	1510	10	1986	3	9500	Y	N	1622 5TH AV N
9	173280	0010	12/21/01	1100000	2420	310	10	1926	4	6250	Y	N	314 W PROSPECT ST
9	545780	0045	03/20/00	1585000	2920	1000	10	1925	5	4080	Y	N	223 PROSPECT ST
9	080900	3260	11/20/00	666000	2972	0	10	2000	3	6000	N	N	2211 NOB HILL AV N
9	387990	1565	02/20/01	2050000	3810	0	10	1900	4	14358	Y	N	700 W KINNEAR PL
9	173280	0536	05/18/01	1200000	2780	260	11	1970	3	3045	N	N	1217 WILLARD AV W
9	616990	0895	07/13/00	2500000	3380	1770	11	1911	4	10800	Y	N	1432 8TH AV W
9	173280	1310	11/08/00	1450000	3520	900	11	1911	4	4644	N	N	1407 6TH AV W
9	956180	0100	03/07/00	1575000	3890	940	11	1993	3	3261	Y	N	300 HIGHLAND DR
9	173280	0710	04/25/00	2125000	6390	0	11	1910	3	8000	Y	N	524 W HIGHLAND DR

Sales Available for Annual Update Analysis
Area 12
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9	186060	0765	06/15/00	2300000	3680	1350	12	1998	4	7200	Y	N	1535 9TH AV W
9	173280	0490	12/12/00	2550000	4850	650	12	1940	4	15490	Y	N	665 W HIGHLAND DR

**Vacant Sales Available to Develop the Valuation Model
Area 12**

There are an insufficient number of vacant sales to develop a valuation model